



Project #16-027
The Falls at Riverwoods II
Located at 650 South 100 East

REPORT SUMMARY...

Project Name: The Falls at Riverwoods II
Proponent / Owner: Bracken Atkinson / Evelyn H. Ellis
Project Address: 650 South 100 East
Request: FLUP Amendment, Rezone, Design Review Permit
Current Zoning: Outside Logan City Boundary
Type of Action: Legislative, Quasi-Judicial
Date of Hearing: June 23, 2016
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for the rezone and **conditionally approve** a Design Review Permit for Project #16-027, The Falls at Riverwoods II, for the property located at 650 South 100 East, TIN# 02-026-0002.

Current Land use adjoining the subject property

<i>North:</i>	River Heights City: Residential R-1	<i>East:</i>	River Heights City: Residential R-1
<i>South:</i>	MU: Residential Uses	<i>West:</i>	MU: Residential Uses

Existing Conditions

The project site consists of one vacant 5.28 acre parcel currently located in River Heights. The land has historically been use for agriculture and is accessed by 500 South. The parcel sits northeast of the existing Falls at Riverwoods phase one apartment complex which contains 214 units configured in nine 24-plexs. Low-density single family homes currently exist to the north and east inside the City of River Heights.

PROPOSAL

The applicant is proposing to disconnect from River Heights City a 5.28 acre property into the City of Logan, Rezone it to Mixed Use (MU) and obtain a design review permit for 94 new dwelling units. The dwelling units are proposed as two 24-plexs, five 6-unit townhomes and four 4-unit townhome buildings. The 24-plexs are located in the center of the property and the townhome buildings wrap the perimeter. Two accessory garage buildings are located near the east border and the remaining surface parking lots are dispersed around the residential dwellings. Sidewalks and landscaping are shown throughout the site. A road dedication of an additional 24' is shown along the north boarder for a future 66' 500 South right-of-way.

DESIGN REVIEW PERMIT

The Mixed Use (MU) zone allows up to 30 dwelling units per acre and with a 5.0 acre site (subtracted right-of-way dedication), a maximum of 150 dwelling units could be allowed by base density standards. The Mixed Use zone is designated for compact commercial uses on street facing ground floors and dense residential uses above or behind. In the case of Riverwoods, it has been determined that all the commercial uses between Main Street and 100 East provide the commercial components and the multi-family buildings east of 100 East provide the residential component.

Site Design

Setbacks

The Land Development (LDC) requirements for setbacks in the MU zone are as follows (as measured from property lines):

Front:	0-10 feet
Side:	0-15 feet
Rear:	10 feet
Parking (Front):	10 feet
Parking (Side/Rear):	5 feet

The proposed building(s) and parking lot(s) are located at the following distances from perimeter boundaries (as measured from property lines),

Front (south):	11 feet
Side (west):	11 feet
Side (east):	20 feet
Rear (north):	6 feet (after right-of-way dedication)
Parking (south):	52 feet
Parking (west):	5 feet

As proposed, the project does not meet the rear (north) setback of ten feet. With all the commercial along Main Street and 100 East, staff considers this north area the rear portions of the mixed use zone and should comply with rear setbacks. The adjacent area to the north and east is River Heights City R-1 single family zoning and would likely appreciate the additional setback. As conditioned with additional setbacks, the project meets the setback standards in the LDC.

Lot Coverage

The LDC §17.19.080 establishes a maximum lot coverage of 60% (building(s) footprint). Considering the total lot size of 5.0 acres (after right-of-way dedication) or 217,800 SF and with 57,550 SF of proposed building footprints, the lot coverage would equal 26%. As submitted, the proposed lot coverage complies with the maximum allowance in the LDC.

Open Space

The LDC §17.19.080 requires 10% open space and an additional 10% useable outdoor space. Generally, open space consists of landscaping (plant material) and usable outdoor space consists of decks, patios and other similar outdoor improvements. Based on the property size of 217,800 SF, a minimum of 21,780 SF of landscaping and 21,780 SF outdoor space for a total of 43,560 SF open space shall be provided. The proposed project indicates approximately 76,665 SF of landscaping and outdoor space meeting the LDC requirement as submitted.

Landscaping Numbers

The LDC 17.39.050 requires minimum landscaping for overall visual aesthetics, ecological reasons, visual screening, shading purposes and enhancement of the outdoor experience. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the MU zone. For 5.0 acres, 100 trees and 250 shrubs, flowers and ornamental plants would be required as per the LDC. Only conceptual landscaping is shown at this point without detailed plants. As conditioned with a full landscaping plan, the open space and landscaping complies with the requirements in the LDC.

Parking

The LDC §17.19.080 requires a parking range of 0.5-2.0 parking stalls per dwelling unit in MU zoning districts. The proposed plan shows a total of 148 parking stalls which is a ratio of 1.5 parking stalls per dwelling unit. Phase one has 214 dwelling units (50% 2 bedroom, 25% 3-bedroom, 25% 1-bedroom) and a total number of 450 parking stalls (2.1 stalls per unit). The

covered parking is reserved and the uncovered parking is a first come, first serve basis. The bedroom breakdown for the proposed phase two will be similar to that of the first phase. Considering the proposed bedroom breakdown and the existing parking ratio, staff considers a parking ratio of 2.0 per unit (upper end of range) to be appropriate for this development. No bicycle parking is shown on the submitted plans. As conditioned with additional parking, the project meets the off-street parking requirements in the LDC.

Pedestrian Circulation

LDC 17.37.150 requires that developments provide safe, reasonably direct and convenient pedestrian access between each building and sidewalks along adjacent streets. The proposal shows numerous pedestrian circulation options between internal buildings and one connection to the adjacent trails system, but lacks pedestrian connections to 500 South and the southern portions of phase one. As conditioned with sidewalk connections to 500 South and a southern connection to phase one, the project meets pedestrian circulation requirements in the LDC.

BUILDING DESIGN

LDC 17.19.090 limits building height to 58' and regulates building form and design. The proposed buildings are two and three stories with sloped rooflines and varied gables highlighting architectural features below. The six and four unit buildings are side-by-side townhome style with the 24 unit building having three floors of vertically stacked dwelling units. Some of the units have partially enclosed upper decks and patios. The style and design is intended to match the existing Falls at Riverwoods phase one. The building materials consist of artificial stone, fiber cement siding and stucco. Residential portions of mixed use buildings are required to have 20% transparency and blank walls of more than 30 linear feet are prohibited as per LDC 17.19.080. With the amount of windows and wall articulation shown on the front elevations, the building design meets the requirements of the LDC as submitted. With rear and side elevations not submitted, it is unknown if they meet these building design standards. As conditioned with the rear and side elevation design standards, the projects meets the requirement of the LDC,

ANNEXATION

The property applicant has begun the annexation and City boundary adjustment process and is currently following State statute procedures with the anticipation of being completed and adopted by the end of July 2016.

REZONE & FLUP AMENDMENT

This area is not identified on the Logan City zoning map or the Future Land Use Plan (FLUP) in the General Plan. Because of River Heights willingness to disconnect the property the FLUP can be adjusted to account for this area. The areas to the west and south are currently zoned Mixed Use (MU). MU zoning is described as having concentration of commercial and residential uses designed in a compact manner for people to be able to live, work and play within walking distance. Considering the project site's proximity to employment centers and commercial services, higher density residential housing has logical value and coupled with the General Plans desire to built inwards and upwards in core areas, staff considers MU zoning appropriate for this location if appropriate compatibility measures are taken for surrounding lower density areas. The FLUP amendment with a designation of MUC would be consistent with the proposed rezone and would also accommodate long term population growth with future redevelopment possibilities.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

● Fire	● Engineering
● Water	● Environmental

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, one written comment was received from the County Trails Planner citing the needs for sidewalks along 500 South.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 6/9/16 and the Utah Public Meeting website on 6/8/16. Public notices were mailed to all property owners within 300 feet of the project site on 6/6/16.

RECOMMENDED CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Design Review Permit and are available in the Community Development Department.
2. This project is approved for 94 dwelling units.
3. The north building setbacks along 500 South shall be increase to 10 feet subsequent to additional right-of-way dedication and garages shall be outside of the canal setback.
4. The project shall provide 2.0 parking stalls per dwelling unit or at least 188 parking spaces and lockable bike racks onsite.
5. A sidewalk connection shall be made to 500 South and an additional sidewalk connection shall be made at the south boundary between phase one and phase two.
6. Rear and side elevations visible from public streets, including 500 South, shall have a minimum of 20% transparency and 30' linear wall articulation.
7. A performance landscaping plan, prepared in accordance with §17.39 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a) Open Space and Useable Outdoor areas shall have a minimum area of 43,560 SF with vertical landscaping adjacent to single family providing a buffer.
 - b) A total number 100 trees and 250 shrubs, perennials and grasses shall be provided.
 - c) Shrubs, grasses and perennials shall be planted around storm water, garbage dumpsters and parking areas to visually screen these utilitarian areas from public street view.
 - d) Varieties and sizes of all plant material shall be specified on the plan and plant quantities shall be per LDC §17.39.050 and include a minimum of 25% evergreen varieties for year-round visual interest.
8. Exterior lighting shall be 32' height maximum with concealed source, down-cast fixtures to be reviewed and approved prior to the issuance of a building permit.
9. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
10. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
11. All rooftop mechanical equipment shall be fully screened from view.
12. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. *Engineering - contact 716-9160*
 - Coordinate 500 South roadway width and alignment with River Heights.
 - Provide 15-foot setback at canals/irrigation ditches. No structures allowed within setbacks from canal.
 - Storm water design shall be in accordance with current City standards, in addition to these standards, site shall retain all storm water on site for all storms up to and including the 90th percentile storm event. This storm water shall be discharged through means of soil infiltration, evapotranspiration, and/or storm water harvesting and reuse.

This is in accordance with the Small Municipal Separate Storm Sewer System draft permit # UTR090000 dated 12/16/15 Section 4.2.5.3.4. City encourages the use of Low Impact Development concepts to aid in this requirement. Have site designer work with Logan City Engineering.

- Provide water shares or in-lieu-of fee for increased water usage of new development.
- The project is part of a Common Plan of Development that disturbs more than one acre. A Full SWPPP is required prior to commencing land disturbing activities.
- Provide a Storm Water Maintenance Agreement.
- Site plan did not show how buildings were to be served for water and sewer connections. Need to resolve during design. It is not clear if the waterline is intended to be a publically owned line or privately owned. The developer shall sign and submit a Private Utility Agreement to the City for publically owned utilities on private property.
- The international Building Code requires setbacks from steep slopes. Where structures do not meet the required setbacks, a geotechnical investigation and design is required.

b. Fire —contact 716-9515

- Fire Sprinklers are required in 24 unit buildings and properly place fire hydrants.

c. Water—contact 716-9622

- The 24-plex's will need to have a DC (ASSE1015) assemblies installed on the building water main before any branch offs or connections. And be tested. (3 story)
- Fire suppression systems must have proper back flow assemblies installed and tested, based on system contents. DC (ASSE1015) NSF 61 rated RP (ASSE 1013) non potable.
- If culinary water is used for landscape irrigation it must have currently approved high hazard backflow protection. Is this going to tie into existing system from phase I?

d. Environmental – contact 716-9760

- Due to the need for the larger 8 yd dumpsters in this development, it is critical that the minimum inside measurement for each dumpster is at least 10 feet deep and a minimum of 12 feet wide for the approach; with the gates in the open position. The existing enclosures barely handle the 8 yd dumpsters so any additional space that can be provided will be a benefit to the driver and will provide more convenient resident access. Additional locations for the recycle dumpsters will also need to be provided.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
2. As conditioned the proposed project provides adequate off-street parking in conformance with Title 17.
3. The project meets the goals and objectives of the MU zoning designation within the Logan General Plan by providing housing near employment centers and core areas of town.
4. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
5. 100 East provides access and is adequate in size and design to sufficiently handle transportation and infrastructure related to the land use.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE REZONE & FLUP AMENDMENT

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The rezone does not conflict with the FLUP or the Logan City General Plan, as this area is not identified and designated for existing or projected land use.
2. The FLUP designation of MUC will allow for future growth and redevelopment consistent with the General Plan.

3. This area is in close proximity to employment centers and would be consistent with the Logan City General Plan for compact mixed use developments where one could live, work and play within walking distance.
4. The subject property with appropriate setbacks and landscape buffers will not be incompatible with the existing surrounding land uses.
5. The infrastructure providing access and utilities services are adequate in size for this development.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

☒ Planning Commission ☐ Land Use Appeal

Board ☐ Administrative Review

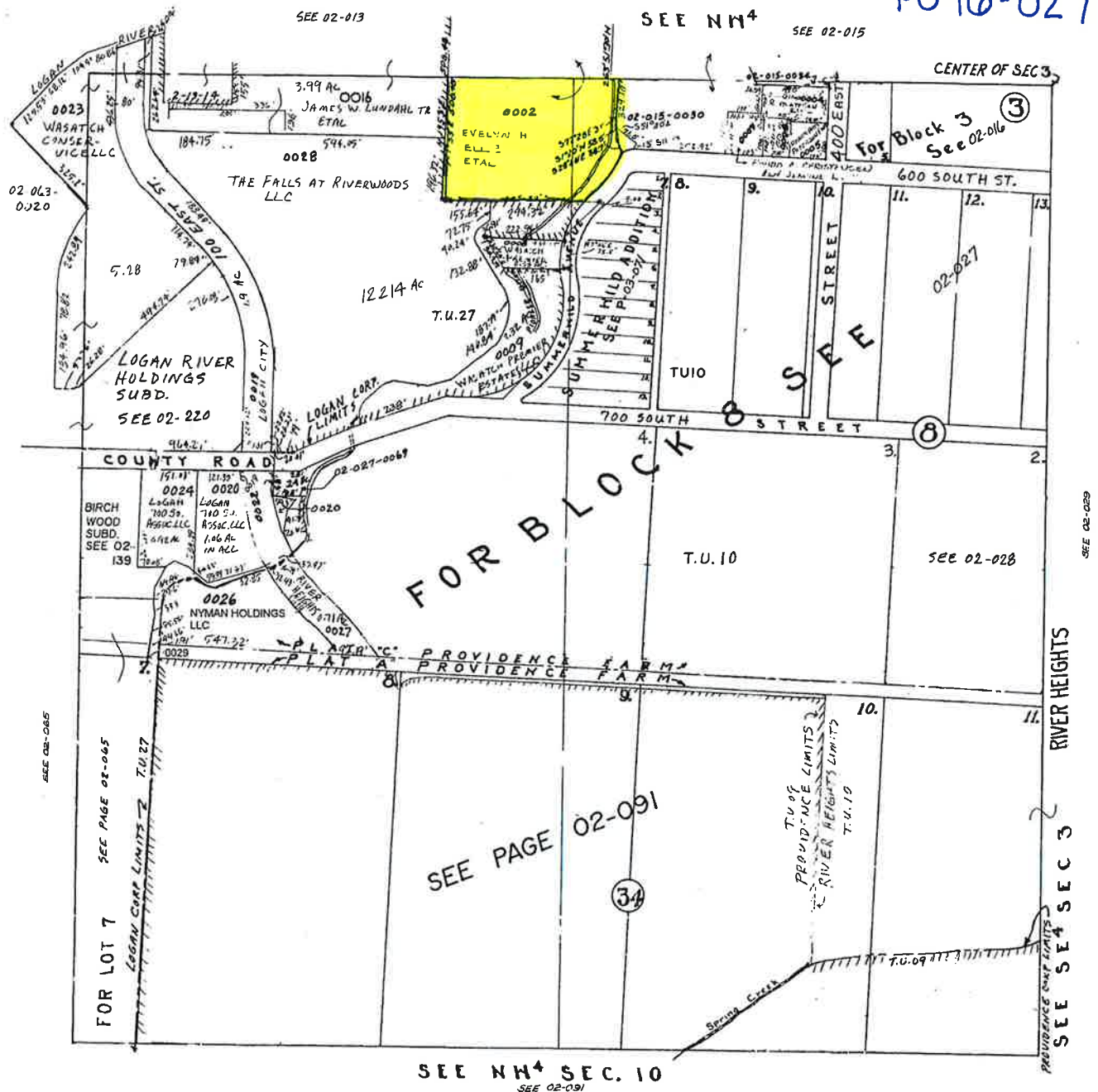
Date Received 05/22/2016	Received By Apolan	Receipt Number 312455	Zone Annexation	Application Number PC 16-027
Type of Application (Check all that apply): FUMP CHANGE <input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME THE FALLS AT RIVERWOODS II				
PROJECT ADDRESS			COUNTY PLAT TAX ID # 02 " 026 " 0002	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) BRACKEN ATKINSON			MAIN PHONE # 435-755-2016	
MAILING ADDRESS		CITY	STATE	ZIP
595 SOUTH RIVERWOODS PARKWAY STE 400		LOGAN	UT	84321
EMAIL ADDRESS RATKINSON@WASATCHGROUP.COM				
PROPERTY OWNER OF RECORD (Must be listed) Evelyn H. Ellis			MAIN PHONE # 435-770-1212	
MAILING ADDRESS		CITY	STATE	ZIP
521 SOUTH 400 E		River Heights	UT	84381
EMAIL ADDRESS robertgellis@yahoo.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Project is an expansion Phase 2 of the current Falls at Riverwoods Multi Family Complex. Zoning requested is mixed use and the current Phase expansion will be an additional unit count of up to 100 units. AND A DESIGN REVIEW Permit for 94 multi-Family units - NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -			Total Lot Size (acres) 5.4	
			Size of Proposed New Building (square feet)	
			Number of Proposed New Units/Lots 11 Buildings 24uni	
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.			Signature of Property Owner's Authorized Agent 	

Council Workshop: July 19
Council hearing: Aug. 2

02-026

PART PLATS "A" & "C" PROVIDENCE FARM

PC 16-027





Debbie Zilles <debbie.zilles@loganutah.org>

Re: Fwd: Project Review for June 23 Planning Commission meeting

3 messages

Dayton Crites <Dayton.Crites@cachecounty.org>

Tue, May 24, 2016 at 11:12 AM

To: Jeff Gilbert <Jeff.Gilbert@cachecounty.org>, debbie.zilles@loganutah.org

Debbie - please provide these comments to the Planning Commission -

To whom it may concern,

As chair of the Cache MPO's Bicycle Pedestrian Advisory Committee, it falls to me to review development plans for our valley and work with designers, developers, and elected officials to ensure that we continue to create places that promote and encourage the beneficial transportation choices of walking and biking.

I would like to address the Wasatch Falls Extension Site Plan, and its lack of sidewalk connections to 500S. I would encourage the planning commission to require sidewalks to be built along the southern edge of 500S or accept a fee in lieu to be utilized for sidewalks along that stretch when the roadway is developed.

Though the roadway is currently in a beautiful, low traffic and scenic condition that makes walking or cycling along quite pleasant, future road extensions will likely impact the current character, and make sidewalks an important part of access to that road. and the large number of families and individuals that will call the Falls home.

Thank you for your consideration,

Dayton Crites

Cache County Trails Planner

435.755.1646 Office

415.734.7243 Cell

179 North Main, Suite 305 Logan UT 84321

trails.cachecounty.org

>>> Jeff Gilbert 5/24/2016 10:04 AM >>>

>>> Debbie Zilles <debbie.zilles@loganutah.org> 5/24/2016 9:58 AM >>>

Attached are the projects schedule for the June 23 Planning Commission meeting.

Debbie Zilles

Logan City Community Development

290 North 100 West

Logan, UT 84321

435.716.9021

debbie.zilles@loganutah.org

Debbie Zilles <debbie.zilles@loganutah.org>

Tue, May 24, 2016 at 11:16 AM

To: Dayton Crites <Dayton.Crites@cachecounty.org>

I will forward this information to the Commission & Staff, thank you for the comments.

Russ,

Thanks for the phone call yesterday and the plan you emailed. We appreciate Logan City's interest in our Riverdale neighborhood.

I did some homework in River Heights' code and visited with our city council last night. The council was in agreement that I should respond to you as follows.

Our R-1-12 zone, which abuts the Ellis property where Wasatch wants to build, requires a 30-foot front yard and 30-foot rear yard setback. Our MU (mixed use) zone, which is identified in our general plan as the eventual use of the subject property, requires "Non-single-family residential buildings shall be separated from single-family residential lot lines by a minimum distance of thirty feet (30'), of which ten feet (10') adjacent to the property line shall be landscaped, unless said uses are contained in the same building."

We realize that the property will be in Logan City and consequently River Heights City will have no control over yard requirements. River Height City would appreciate anything that Logan City could do to have the developer set the buildings as close to 30 feet as possible from River Heights boundary and future right of way lines.

Please don't hesitate to call if you have additional questions or want to discuss the matter further.

Thanks,
Blake

ANNEX TO RIVER HEIGHTS CITY



LEARNING OBJECTIVES

THE READER SHOULD BE ABLE ON THIS PAGE TO:

- IDENTIFY THE FACTORS CONTRIBUTING TOWARD ALL TYPES OF CARNAGE
- IDENTIFY ETHNOCENTRIC, RACIST, AND SEXIST IDEOLOGIES AND HOW THESE IDEOLOGIES, SUBCULTURES AND SUBGROUPS CONTRIBUTE TO THE CARNAGE
- IDENTIFY THE ETHNOCENTRIC AND RACIST IDEOLOGIES CONTRIBUTING TO THE CARNAGE
- IDENTIFY THE FACTORS CONTRIBUTING TO THE CARNAGE IN THE SUDAN
- IDENTIFY THE FACTORS CONTRIBUTING TO THE CARNAGE IN THE CONGO
- IDENTIFY THE FACTORS CONTRIBUTING TO THE CARNAGE IN THE ANGOLAN CIVIL WAR
- IDENTIFY THE FACTORS CONTRIBUTING TO THE CARNAGE IN THE ANGOLAN CIVIL WAR
- IDENTIFY THE FACTORS CONTRIBUTING TO THE CARNAGE IN THE ANGOLAN CIVIL WAR

I HEREBY APPROVE THIS PLAN FOR ACCEPTANCE BY RIVER HEIGHTS CITY

William M. Evans
CITY ENGINEER

THAT THE RECORDS RELATING TO LOCAL, COUNTY, STATE, AND FEDERAL LANDS, AND THAT I HOLD CERTIFICATE NO. 1784 AS AUTHORIZED BY THE LANDS OF THE STATE OF UTAH, AND THAT THIS RATE OF THE ADDITION TO THE CORPORATE LIMITS OF PEECH RESERVOIR CITY, UTAH HAS BEEN DEDICATED TO THE DESIGNATED SCALE AND IS A CORRECT REPRESENTATION OF DATA COMPILED FROM THE RECORDS ON FILE IN THE COUNTY RECORDERS OFFICE.

THIS DAY OF May 1976

John W. Smith COUNTY RECORDERS OFFICE

LOUIS C. NICKMAN NO. 1784

COUNTY OF CACHE

ON THE 24TH DAY OF NOVEMBER, A.D. 1976, PERSONALLY APPEARED BEFORE ME
THOMAS B. DAVIS, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS AND THE
 PLAINTIFF IN THE ABOVE ENTITLED MATTER, AND THAT
 THE SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY A RESOLUTION OF
 ITS BOARD OF DIRECTORS
THOMAS B. DAVIS

1. 61 Richardson

NEVER CERTIFY THAT THIS PLAT IS CORRECT AND ACCEPTABLE FOR FILING FOR RECORD IN THE OFFICE OF THE CACHE COUNTY RECORDER, CHECKED AND APPROVED THIS 2 DAY OF June 1978.

E. J. P. [Signature]
CACHE COUNTY SURVEYOR

E. J. P. [Signature]
CAGHE COUNTY SURVEYOR

[illegible]

NOT ONLY, BUT, WE, THE UNDERSIGNED, CERTIFY THAT THE OWNERS OF THAT TRACT OF LAND SHOWN AND DESCRIBED HEREON AND THAT THE UNINCORPORATED LOTS C, HICKMAN, A RESTRICTED LAND, SAME/TOWN, TO MAKE THE NECESSARY SURVEY AND PLAT OF SAID TRACT OF LAND FOR INCLUSION INTO THE CORPORATE LIMITS OF SALT LAKE METROPOLIS CITY, CADDO COUNTY, UTAH AND WE RESPECTFULLY REQUEST THE HONORABLE BOARD OF STATE LANDS AND COMMISSIONER OF CONSERVATION CITY TO ANNEX THE ABOVE MENTIONED TRACT OF LAND INTO THE CORPORATE LIMITS OF SALT LAKE METROPOLIS CITY, CADDO COUNTY, UTAH

[illegible]

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF March, A.D. 1964, BY OWNERS SIGNED THE AFTER BEING FULLY SHOWN THAT THE ABOVE DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES May 2, 1971 Frederick O. Schmitt

MY COMMISSION EXPIRES May 8, 1976

~~NOTARY PUBLIC~~

MEM. OF THE EXAMINERS CITY COUNCIL, HAVE CAREFULLY EXAMINED THE MAP AND DESCRIPTION OF THE PROPERTY OF THE PROPOSED ANNEXATION AS SHOWN ON THIS PLAT, AND HAVE APPROVED OF IT BEING ANNEXED AND TO BE INCORPORATED WITHIN THE CORPORATE LIMITS OF KANE COUNTY, UTAH, AND NOW WE ORDER THIS PLAT TO BE FILED WITH THE KANE COUNTY RECORDER AND PRINTED COPIES TO BE FILED WITH THE CITY CLERK. APPROVED THIS 21ST DAY OF JULY, 1936.

Charles B. Olson
Donald L. Pugh
 ATTORNEYS AT LAW

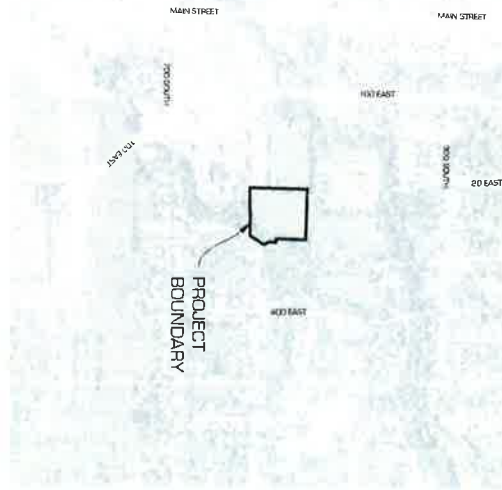
ATTEST: CITY CLERK

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE RECORDERS
OFFICE, CACHE COUNTY, UTAH, ON THE 26TH DAY OF NOVEMBER, 1976. AT
4:40 O'CLOCK PM AND IS DULY RECORDED UNDER FILING NO. 528657.

Book 11
CACHE COUNTY RECORDER

VICINITY MAP
SCALE 1"=500'

SCALE 1"=500'



GENERAL NOTES

1. PROJECT AREA 5.28 ACRES
2. OPEN/USABLE SPACE 1.75 ACRES (33%)
3. BUILDINGS .11
4. UNITS .94
5. APARTMENTS .48
6. TOWNHOMES .46
7. TOTAL PARKING SPOTS (INCLUDING GARAGES) 148
8. GARAGE SPACES INCLUDING TRIPLES 75
9. PARKING PAID 1.59/UNIT
10. SURFACE PARKING STALLS 72
11. PARKING OUTSIDE OF PROJECT BOUNDARY 18
[NOT INCLUDED IN PAID ABOVE]

NEED FOR MULTIDISCIPLINARY STIMULUS

1. FRONT (MIN/MAX) 0'-10"
 2. SIDE (MIN) 0'-15"
 3. REAR (MIN) 10'
 4. PARKING (MIN) 10'
 5. OPEN SPACE 10%
 6. USABLE OUTDOOR SPACE 10%
- C SETBACK ASSUMED USED ON ALL SIDES OF PROJECT.
CLOSEST BUILDING IS 5.40' AWAY FROM PROPERTY LINE



THESE NEW LEADERSHIP FORMATIONS IN SECTOR-

[illegible]

civilsolutionsgroup inc.

PROVIDENCE | P: 435.213.3762
SALT LAKE CITY | P: 801.216.3192
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net



PROVIDENCE | P: 435.213.3762
SALT LAKE CITY | P: 801.216.3192
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

SITE PLAN

SHEET 1 OF 2

[illegible]

SCALE: 1"=30'

24.75' DEDICATION FOR FUTURE
ROAD WAY (33' FROM CENTER LINE)

16.50'-ROW

500 SOUTH

200 EAST

SECONDARY
FIRE ACCESS
WITH GATE

SURVEYED
PROPERTY
BOUNDARY

TIE-IN TO EXISTING TRAIL NETWORK

6 UNIT
TOWN
HOME

6 UNIT
TOWN
HOME

6 UNIT
TOWN
HOME

6 UNIT
TOWN
HOME

6 UNIT
TOWN
HOME

4 UNIT
TOWN
HOME

TOWN
HOME

72.53'

21' EXISTING DO
TO BE RELO

24 UNIT
APART

24 UNIT
APART

(8) GAF

PARA

EXISTING DOG PA
TO BE RELOCATED

APR

DUMPSTER
LOCATION

PIONEER IRRIGATION
COMPANY CANAL

DUMPSTER
LOCATION

10-FT BUFFER FOR
IRRIGATION DITCH

— SURVEYED PROPERTY
BOUNDARY

TOE OF SLOPE

DUMPSTER
LOCATION

PIONEER IRRIGATION
COMPANY CANAL

GENERAL NOTES:

1. PROJECT AREA: 5.28 ACRES
2. OPEN/USEABLE SPACE: 1.76 ACRES [33%]
3. BUILDINGS: 11
4. UNITS: 94
5. APARTMENTS: 48
6. TOWNHOMES: 46
7. TOTAL PARKING SPOTS (INCLUDING GARAGES): 148
8. PARKING RATIO: 1.58/UNIT
9. GARAGE SPACES (INCLUDING TH'S): 76
10. SURFACE PARKING STALLS: 72
11. *PARKING OUTSIDE OF PROJECT BOUNDARY: 18
(NOT INCLUDED IN RATIO ABOVE)

MIXED USE (MU) DEVELOPMENT STANDARDS

1. FRONT (MIN-MAX): 0'-10'
 2. SIDE (MIN): 0'-15'
 3. REAR (MIN): 10'
 4. PARKING (MIN): 10'
 5. OPEN SPACE: 10%
 6. USEABLE OUTDOOR SPACE: 10%
- 0' SETBACK ASSUMED USED ON ALL SIDES OF PROJECT.
 - CLOSEST BUILDING IS 5.40' AWAY FROM PROPERTY LINE.

WASATCH FALLS EXPANSION SITE PLAN


[illegible]

PROJECT #: 707-1601
DRAWN BY: K. ALTHOUSE
REVIEWED BY: D. MACFARLANE
ISSUED: 5.12.2016

SITE PLAN

SHEET 2 OF 2

civilsolutionsgroup inc.



PROVIDENCE | P: 435.213.3762
SALT LAKE CITY | P: 801.216.3192
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AN SHALL NOT BE PHOTOCOPIED, RE-DRAWN OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR. WITHOUT WRITTEN PERMISSION, THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF

— LEADERS IN SUSTAINABLE ENGINEERING AND PLANNING



4-PLEX FRONT ELEVATION
SCALE: 1/8" = 1'-0"



6-PLEX FRONT ELEVATION
SCALE: 1/8" = 1'-0"



24-PLEX FRONT ELEVATION
SCALE: 1/8" = 1'-0"



Architecture Belgique, Inc.
commercial + residential
Phone: 807.561.1333 Fax: 807.561.1445
Email: gull@archbelgique.com

Four Seasons
Approx. 2200 North 200 East
North Logan, Utah 84321
Developed by Wasatch Advantage Group LLC

Sheet Title

Date
May 23, 2016

Sheet Number



